

ALPINE STATION

BOULDER — COLORADO

LIGHT INDUSTRIAL ▽ R&D

FLEX ▽ RETAIL

SKB

CBRE

EXTENSIVE RENOVATIONS UNDERWAY



PROPERTY OVERVIEW

CALL FOR RATES

RSF AVAILABILITY

RETAIL / FLEX

BUILDING A

3201 WALNUT

5,000 - 18,389

NOW

INDUSTRIAL/FLEX

BUILDING C

3220 PRAIRIE AVE

11,848

NOW

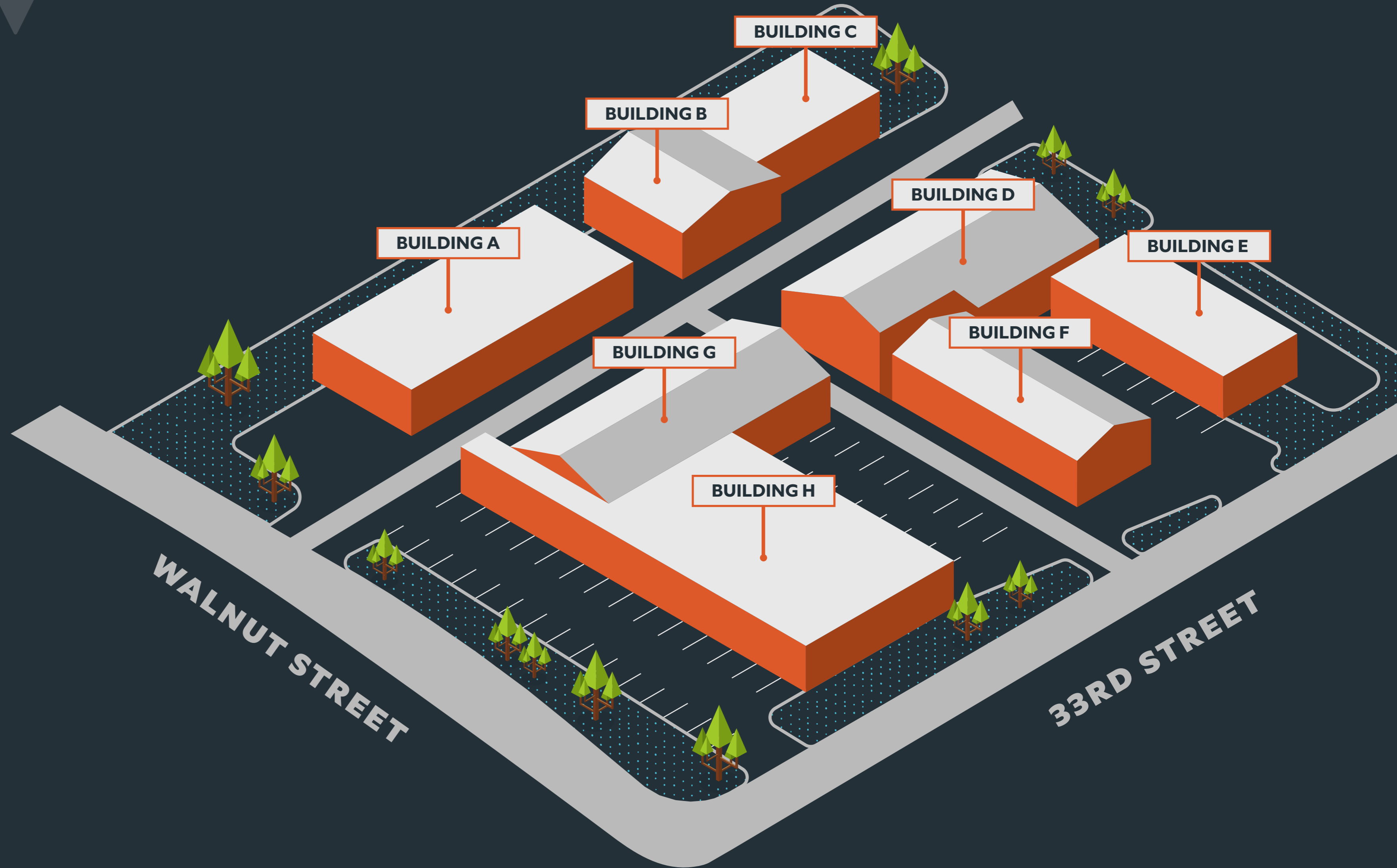
INDUSTRIAL/FLEX

BUILDING E

1965 33RD ST

3,239

NOW



WELCOME TO ALPINE STATION

Boulder's home for innovative light industrial, R&D, and retail companies, thoughtfully reimaged under new ownership. Designed to inspire growth and creativity, Alpine Station offers modern, flexible solutions to support dynamic businesses.

PROPERTY HIGHLIGHTS

▲ PRIME LOCATION

Located in the heart of Boulder, and conveniently situated near Foothills Parkway and Highway 36, Alpine Station is just minutes from downtown, providing quick and convenient access to everything the city has to offer.

▲ FLEXIBLE SPACES

Grow and scale your business at Alpine Station with adaptable spaces tailored to support light industrial, R&D, and retail uses.

▲ THRIVING COMMUNITY

Alpine Station is part of a vibrant, collaborative community. Access everything your business needs to grow and succeed - from well-maintained facilities to supportive infrastructure and services that foster productivity and success.

▲ AMPLE PARKING

With both onsite and off-street parking, Alpine Station ensures convenience for tenants and visitors.

PROPERTY RENOVATIONS UNDERWAY

Formerly known as Walnut Business Center, Alpine Station is undergoing a transformation under new ownership to elevate the tenant experience. Improvements include:

▲ NEW ROOFS

▲ ENHANCED PARKING

▲ UPGRADED GLASS SECTIONAL ROLL-UP DOORS

▲ FRESH MURALS & UPGRADED STOREFRONTS

▲ MODERN RAILINGS



LOCATION OVERVIEW

AREA DEMOGRAPHICS (2024)

	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	71,789	123,568	234,328
HOUSEHOLDS	28,822	51,216	96,494
AVG. HOUSEHOLD INCOME	\$123,775	\$151,445	\$162,719

COMMUTE TIMES



5 MIN

DOWNTOWN BOULDER



5 MIN

HIKING/BIKING TRAILS



30 MIN

DOWNTOWN DENVER



40 MIN

DENVER AIRPORT



University of Colorado Boulder

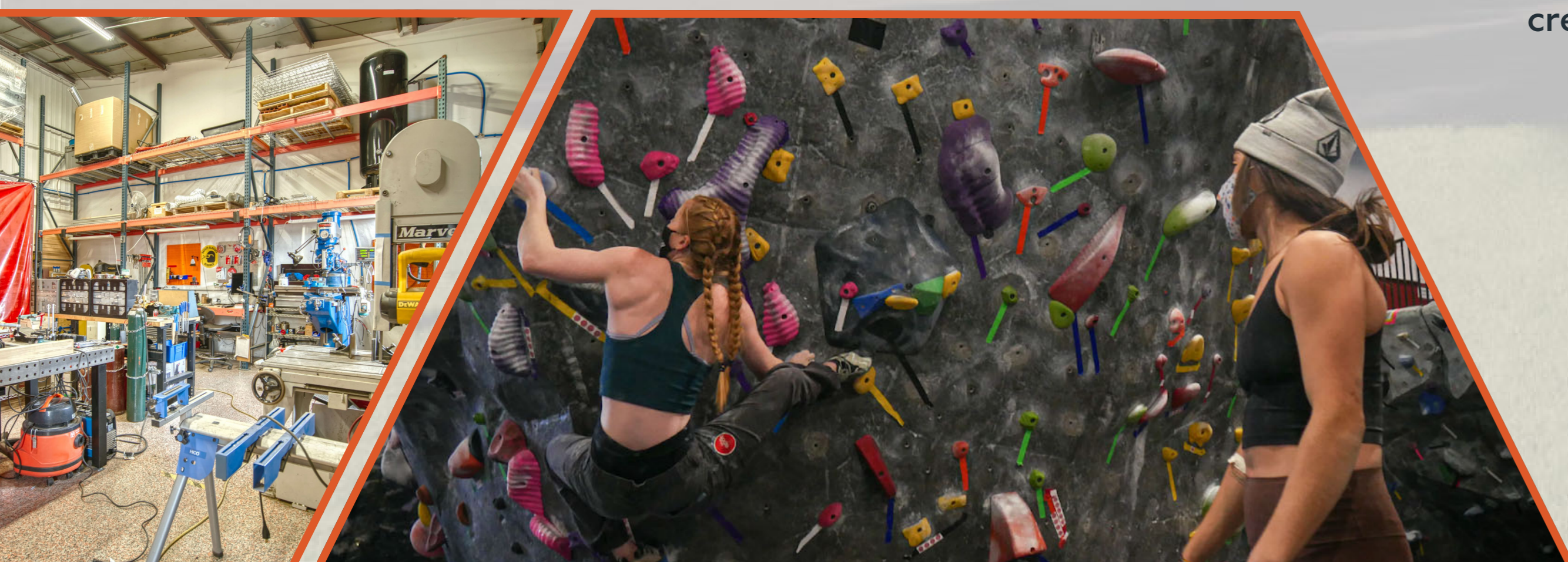


ALPINE STATION
BOULDER - COLORADO

the spot

TWISTED PINE
BREWING COMPANY

nudeFOODS
market



WHERE COMMUNITY & COMMERCE THRIVE

Designed to support businesses of all sizes, Alpine Station combines state-of-the-art light industrial, R&D, retail, and flex spaces with a diverse range of tenants that reflect Boulder's unique character. This vibrant community features one of the nation's first bouldering climbing gyms, a craft brewery, a zero-waste grocery store, along with a mix of engineering firms, lighting designers, and artists. Alpine Station fosters innovation and creativity, making it a hub where diverse industries and ideas come together.



ALPINE STATION

BOULDER — COLORADO

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